



## Beautiful House in a Medieval Village with 2 Gites and a Pool - €440,000

### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experience since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 512,230.06

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Nanteuil-en-Vallee
Código postal:	16700
Publicado:	02/06/2026

### Descripción:

This is an exceptional property in the heart of NANTEUIL-EN-VALLEE. The main house and the two gites have been renovated and decorated with impeccable taste, and this attention to detail continues out onto the sun-filled terrasse and the pathway of steps leading up to the swimming pool and lawn. There are six bedrooms and four bathrooms in total, and all three properties are light-filled.

With the 3 garages, there is ample parking space for yourself and gite guests. You can then stroll to the restaurants, bars and local commerce on foot admiring the peacefulness of the village. An added bonus is that the property is connected to mains drains with an excellent DPE rating of C.

This is a property not to be missed! Watch the video to have a virtual tour and discover it's charm for yourself!

### HOUSE

#### Ground Floor:

Entrance (2.5 sq. m.): Travertine tile flooring  
Kitchen / Dining Room (52.5 sq. m.): tile flooring, equipped with a gas range, stone countertop, and stove  
Laundry Room (3.6 sq. m.): tiled flooring  
Toilet (3.5 sq. m.): tiled floor, sink  
Pantry (3.2 sq. m.): tiled floor, water heater

#### First Floor:

Landing (7.91 sq. m.): hardwood floor, access to terrace  
Bathroom (9.2 sq. m.): bathtub, toilet, walk-in



shower, sink, hardwood floor  
Bedroom 1 (18.2 sq. ft.): hardwood floors, closet  
Bedroom 2 (10.46 sq. ft.): hardwood floors, French doors to the terrace  
Second Floor:  
Bedroom 3 (29.77 sq. ft.): carpet, 3 skylights, with en-suite bathroom: linoleum, toilet, 2 sinks, shower  
GITE 1  
Ground Floor:  
Entrance (7.45 m2): tiled flooring  
Store room (9.35 m2): tiled flooring, water heater  
Upstairs:  
Kitchen/Living Room (31.07 m2): opens onto the terrace, fully equipped, stone, hardwood floors, Godin stove  
2nd floor:  
Store Room (4.3 m2): hardwood floor  
Shower Room 3m2 Shower, WC, hand basin  
Bedroom 4 (8.5 m2): hardwood floor, skylight, stone  
Bedroom 5 (11.8 m2): hardwood floor, stone, skylight  
GITE 2  
Ground floor:  
Landing (3.5 m2)  
Bathroom (3.07 m2): tile flooring, toilet, shower, sink  
Bedroom 6 (22.4 m2): tile flooring, water heater, access to Garage 2  
Terrace level:  
Kitchen/Living Room (36.6 m2): laminate flooring, fully equipped, Godin stove, stone  
EXTERIOR:  
Swimming pool: 8 x 4m with chlorine treatment, terrace  
Solar shower  
Terrace  
Garage 1: water tank, boiler, space for 2 cars  
Garage 2: space for 1 car  
Garage 3: space for 1 car  
All on a total area of 858m2

## Común

Dormitorios:	6
Baños:	4
Pies cuadrados terminados:	284 m2
Tamaño del lote:	858 m2
Floor Number:	1

## Room details

Total rooms:	9
--------------	---

## Building details

Número de plantas:	1
Orientation:	S

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: [https://youtu.be/MxBnwPh\\_bjI](https://youtu.be/MxBnwPh_bjI)



IMLIX

**IMLIX Mercado Inmobiliario**

<https://www.imlix.com/es/>

---

